

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Anderson

State: IN

PJ's Total HOME Allocation Received: \$7,088,294

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:							
			PJs in State:	12			
% of Funds Committed	96.44 %	91.58 %	2	90.66 %	90	91	
% of Funds Disbursed	95.15 %	88.00 %	1	81.06 %	98	99	
Leveraging Ratio for Rental Activities	5.63	2.94	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	91.32 %	1	81.27 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	95.29 %	87.76 %	2	68.23 %	91	94	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	86.33 %	81.99 %	3	79.86 %	52	59	
% of 0-30% AMI Renters to All Renters***	58.27 %	47.59 %	5	44.82 %	68	74	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.56 %	98.66 %	6	94.65 %	46	48	
Overall Ranking:			In State:	2 / 12	Nationally:	96 97	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$35,585	\$18,174		\$25,419	139 Units	78.10 %	
Homebuyer Unit	\$37,367	\$14,869		\$14,530	37 Units	20.80 %	
Homeowner-Rehab Unit	\$15,736	\$15,304		\$20,251	2 Units	1.10 %	
TBRA Unit	\$0	\$2,206		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Anderson IN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$48,781	\$61,019	\$25,625
State:*	\$63,989	\$74,000	\$19,532
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 1.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.91

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	52.6	18.9	50.0	0.0
Black/African American:	43.1	81.1	50.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.7	0.0	0.0	0.0
Asian/Pacific Islander:	0.7	0.0	0.0	0.0

ETHNICITY:

Hispanic	2.9	0.0	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	30.7	13.5	50.0	0.0
2 Persons:	16.1	16.2	50.0	0.0
3 Persons:	21.2	29.7	0.0	0.0
4 Persons:	26.3	32.4	0.0	0.0
5 Persons:	4.4	5.4	0.0	0.0
6 Persons:	0.7	2.7	0.0	0.0
7 Persons:	0.7	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	31.4	35.1	50.0	0.0
Elderly:	10.9	2.7	50.0	0.0
Related/Single Parent:	43.8	37.8	0.0	0.0
Related/Two Parent:	12.4	24.3	0.0	0.0
Other:	1.5	0.0	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	41.6	0.0 [#]
HOME TBRA:	0.0	
Other:	1.5	
No Assistance:	56.9	

of Section 504 Compliant Units / Completed Units Since 2001 40

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Anderson

State: IN

Group Rank: 96
(Percentile)

State Rank: 2 / 12 PJs

Overall Rank: 97
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	95.29	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.33	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	98.56	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	3.28	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

